



**COUNTY OF LOS ANGELES  
TREASURER AND TAX COLLECTOR**  
KENNETH HAHN HALL OF ADMINISTRATION  
500 WEST TEMPLE STREET, ROOM 437  
LOS ANGELES, CA 90012



**MARK J. SALADINO**  
TREASURER AND TAX COLLECTOR

October 12, 2010

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, California 90012

Dear Supervisors:

**ADOPTED**

BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

15      October 12, 2010

*Sachi A. Hamai*  
SACHI A. HAMAI  
EXECUTIVE OFFICER

**AGREEMENT TO PURCHASE  
"TAX DEFAULTED SUBJECT TO POWER TO SELL" PROPERTY  
SUPERVISORIAL DISTRICT 2 - AGREEMENT 2665  
(3 VOTES)**

**SUBJECT**

The Lynwood Redevelopment Agency is seeking to buy one (1) tax defaulted property through the Chapter 8 Agreement sale process. The Chapter 8 Agreement sale is designed to allow eligible government agencies and non-profit organizations the opportunity to buy tax defaulted property for a qualifying public purpose or benefit. The Lynwood Redevelopment Agency intends to utilize the property to remove the blight and facilitate the creation of new housing in the project area.

**IT IS RECOMMENDED THAT YOUR BOARD:**

Approve and instruct the Chair to sign the Purchase Agreement No. 2665 of "Tax Defaulted Subject to Power to Sell" property being acquired by the Lynwood Redevelopment Agency (public agency) pursuant to the Revenue and Taxation Code, with revenue to be provided to recover a portion, if not all, of back property taxes, penalties, and costs on the delinquent parcel and any remaining tax balance to be cancelled from the existing tax rolls; and approve publication of the Purchase Agreement of "Tax Defaulted Subject to Power to Sell" property.

## **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

The property described in the agreement may be sold in accordance with the provisions of Division 1, Part 6, Chapter 8 of the Revenue and Taxation Code and with the policy adopted by Board action on November 24, 1970. Exhibit "A" attached to the Agreement, indicates the legal description and selling price of the parcel.

Upon approval, the attached agreement is to be signed by the Chair and returned to the Tax Collector for transmittal to the State Controller for further approval. County Counsel has approved the agreement as to form.

The Chapter 8 Agreement sale procedure permits public agencies to acquire "Tax Defaulted Subject to Power to Sell" property without the necessity of a public auction. The property described in this letter will be acquired by one (1) public agency. The agreement is with the Lynwood Redevelopment Agency, which intends to utilize the property to remove blight and facilitate the creation of new housing in the project area.

## **Implementation of Strategic Plan Goals**

Approval of the agreement is in accordance with the Countywide Strategic Plan Goals of Fiscal Responsibility and Collaboration Across Jurisdictional Boundaries. Delinquent property taxes and costs are recovered, and the limited-use parcel is identified for appropriate public purposes.

## **FISCAL IMPACT/FINANCING**

Revenue will be provided to the County for apportionment among the affected taxing agencies, which will recover a portion, if not all, of back property taxes, penalties, and costs on the delinquent parcel. Any remaining tax balance will be cancelled from the existing tax roll.

Existing appropriation is available in the Treasurer and Tax Collector's budget for publication costs. Publishing, in accordance with Section 3798 of the Revenue and Taxation Code, is the most cost-effective method of giving adequate notification to parties of interest.

## **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

The Chapter 8 Agreement sale procedure permits eligible public agencies to acquire "Tax Defaulted Subject to Power to Sell" properties pursuant to Section 3791, et seq., of the Revenue and Taxation Code.

Attachment "A" is a summary of the public agency's purchase. This attachment indicates the affected Supervisorial District and the public use for which the property is being acquired. County Counsel has approved the agreement as to form. Attached to the agreement is the Assessor's parcel map showing the dimensions and general location of the affected parcel.

Efforts will be made to contact the owners and parties of interest to inform them of their tax liabilities and the provisions for the redemption of the property pursuant to Section 3799 of the Revenue and Taxation Code.

Section 3798 of the Revenue and Taxation Code mandates notice of agreements to be published once a week for three (3) consecutive weeks in a newspaper of general circulation published in the County.

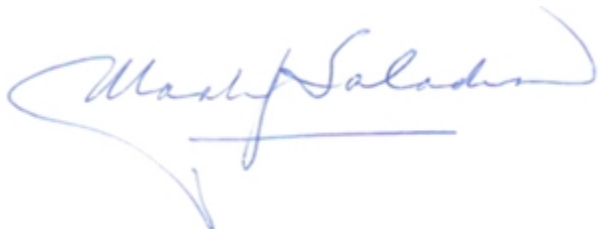
**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

No impact.

**CONCLUSION**

Upon approval of the attached agreement forms, the Department of Treasurer and Tax Collector will need all original documents returned for submission to the State Controller, as the State Controller's Office has the final approval of this and all Chapter 8 Agreements.

Respectfully submitted,

A handwritten signature in blue ink, reading "Mark J. Saladino". The signature is fluid and cursive, with a horizontal line drawn underneath the name.

MARK J. SALADINO  
Treasurer and Tax Collector

MJS:DJD:af

Enclosures

c: Assessor  
Auditor-Controller  
Chief Executive Officer  
County Counsel  
Executive Officer, Board of Supervisors

**SUMMARY OF PUBLIC AGENCY'S PURCHASE**

**SECOND SUPERVISORIAL DISTRICT**

**AGREEMENT NUMBER 2665**

**AGENCY**

Lynwood Redevelopment Agency  
Public Agency

Selling price of this parcel  
shall be \$64,024.23

Public Agency intends to utilize  
the property to remove blight and  
facilitate the creation of new housing  
in the area.

**SUPERVISORIAL**  
**DISTRICT**

2<sup>nd</sup>

**LOCATION**

CITY OF LYNWOOD

**PARCEL**  
**NUMBER**

6168-011-012

**MINIMUM**  
**BID**

\$64,024.23

**AGREEMENT NUMBER 2665**

**LYNWOOD REDEVELOPMENT AGENCY**

**SECOND SUPERVISORIAL DISTRICT**



# LYNWOOD REDEVELOPMENT AGENCY

11330 BULLIS ROAD LYNWOOD CALIFORNIA 90262-3845 310.603.0220 www.lynwood.ca.us

April 27, 2010

DISTRICT	LOCATION	AGREEMENT
2	City of Lynwood	2665

BY FACSIMILE TRANSMISSION TO: (213) 680-3648

Los Angeles County Tax Assessor's Office  
Attn: John McKinney, Chief of Operations  
225 N. Hill St., Rm 130  
Los Angeles, CA 90012

Dear Mr. McKinney:

It was a pleasure to speak with you regarding the Chapter 8 program in relation to 3303 Magnolia. As we discussed, the Lynwood Redevelopment Agency would like to participate in the Chapter 8 tax sale program related to 3303 Magnolia Street for development. In order to save some of the transaction costs, we would be amenable to an expedited process. Please send any documents or applications related to this to H. Ernie Nishii, Housing Manager, 11330 Bullis Rd., Lynwood, CA 90262.

If there are any other properties in Lynwood subject to this program, I would be interested in acquiring information on how to pursue these opportunities. Thank you again for your time.

Very Truly Yours,

A handwritten signature in black ink, appearing to read "H. Ernie Nishii", written over a horizontal line.

H. Ernie Nishii,  
Housing Manager

Received alm for Chapter 8  
5/26/10



# LYNWOOD REDEVELOPMENT AGENCY

11330 BULLIS ROAD LYNWOOD CALIFORNIA 90262-3845 310.603.0220 [www.lynwood.ca.us](http://www.lynwood.ca.us)

May 10, 2010

Los Angeles County Tax Assessor's Office  
Attn: John McKinney, Chief of Operations  
225 N. Hill St., Rm 130  
Los Angeles, CA 90012

Subject: List of Properties being Requested for Purchase, Statement of Public Purpose

Dear Mr. McKinney:

The property that is being sought for purchase is 3303 Magnolia Avenue, Lynwood, CA 90262. The public purpose for the aforementioned property is to remove blight and facilitate the creation of new housing in the Project Area.

If there are any other properties in Lynwood subject to this program, I would be interested in acquiring information on how to pursue these opportunities. Thank you again for your time.

Very Truly Yours,

A handwritten signature in black ink, appearing to read "H. Ernie Nishii", written over a horizontal line.

H. Ernie Nishii,  
Housing Manager





# COUNTY OF LOS ANGELES TREASURER AND TAX COLLECTOR

KENNETH HAHN HALL OF ADMINISTRATION  
225 NORTH HILL STREET, ROOM 130  
P.O. BOX 512102  
LOS ANGELES, CALIFORNIA 90051-0102



**MARK J. SALADINO**  
TREASURER AND TAX COLLECTOR

## **I Public Agency – Objection Application Checklist**

One copy of each of the following documents is required:

- ☐ Objection letter of statement with indication of the date it was submitted to the tax collector's office and the list of Subject to Power to Sell properties requested for purchase through the Chapter 8 Agreement process
- ☐ Statement of public purpose and/or intended use for each parcel
- ☐ Resolution/Official Minutes
- ☐ Agency mission statement. If redevelopment agency, description/map of survey area
- ☐ Properly endorsed Purchase Application Form

## **II Public Agency – Non - Objection Application Checklist**

One copy of each of the following documents is required:

- ☒ The public agency's written request to purchase Subject to Power to Sell properties through the Chapter 8 Agreement process.
- ☒ List of properties being requested for purchase
- ☒ Statement of public purpose and/or intended use for each parcel
- ☒ Resolution/Official Minutes
- ☒ Agency mission statement. If redevelopment agency, description/map of survey area
- ☒ Properly endorsed Purchase Application Form

## Application to Purchase Tax-Defaulted Property from County

This application is to be completed by eligible purchasing entities to commence purchase of tax-defaulted property by agreement sale from the county under applicable provisions of the California Revenue and Taxation Code. Please complete the following sections and supply supporting documentation accordingly. Completion of this application does not guarantee purchase approval.

### **A. Purchaser Information**

1. Name of Organization: LYNWOOD REDEVELOPMENT AGENCY
2. Corporate Structure – check the appropriate box below and provide corresponding information:
  - ☐ Nonprofit – provide Articles of Incorporation
  - ☒ Public Agency – provide mission statement (If redevelopment agency, also provide agency survey map)

### **B. Purchasing Information**

Determine which category the parcel falls under and then check the appropriate box as it relates to the purchasing entity's corporate structure and the intended use of the parcel:

#### Category A: Parcel is currently scheduled for a Chapter 7 tax sale

- ☐ No Purchase – State / county / taxing agency registering objection to preserve lien only
- ☐ Purchase by State / county / tax agency / revenue district / redevelopment agency / special district to preserve its lien
- ☐ Purchase by State / county / tax agency / revenue district / redevelopment agency / special district for public purpose
- ☐ Purchase by nonprofit for low-income housing or to preserve open space

#### Category B: Parcel is **not** currently scheduled for a Chapter 7 tax sale

- ☒ Purchase by State / county / taxing agency / revenue district / redevelopment agency / special district for public purpose
- ☐ Purchase by nonprofit to use parcel(s) for low-income housing or to preserve open space

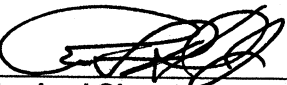
### **C. Property Detail**

Provide the following information. If more space is needed for any of the criteria, consolidate the information into a separate "Exhibit" document and attach accordingly:

1. County where the parcel(s) is located: LOS ANGELES
2. List each parcel by Assessor's Parcel Number: 6168-011-012
3. State the purpose and intended use for *each* parcel: ELIMINATE BLIGHT BY DEVELOPING THE  
SITE.

### **D. Acknowledgement Detail**

Provide the signature of the purchasing entity's authorized officer

  
Authorized Signature

EXECUTIVE DIRECTOR  
Title

5/18/2010  
Date

AGREEMENT # 2665



MARIA QUIÑONEZ  
CITY CLERK

City of  
**LYNWOOD**

Incorporated 1921  
11330 Bullis Road, Lynwood, CA 90262  
(310) 603-0220 x 210

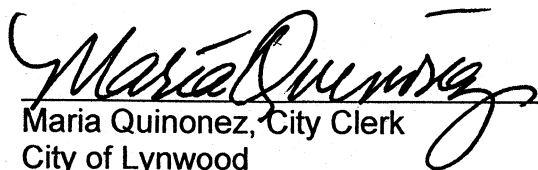
STATE OF CALIFORNIA       }  
                                      }  
COUNTY OF LOS ANGELES   }       ss.

I, Maria Quinonez, City Clerk of the City of Lynwood, do hereby certify that the attached is a true and correct copy of:

**RESOLUTION NO. 2010.029 ENTITLED:**

A RESOLUTION OF THE LYNWOOD REDEVELOPMENT AGENCY OF THE CITY OF LYNWOOD AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE ALL NECESSARY DOCUMENTS TO APPLY TO THE CHAPTER 8 PROGRAM WITH THE COUNTY OF LOS ANGELES TO PURCHASE AND DEVELOP PARCEL NUMBER 6168-011-012, COMMONLY KNOWN AS 3303 MAGNOLIA AVENUE, LYNWOOD, CALIFORNIA

Dated this 16<sup>th</sup> day of June, 2010.

  
Maria Quinonez, City Clerk  
City of Lynwood

**RESOLUTION NO. 2010.029**

**A RESOLUTION OF THE LYNWOOD REDEVELOPMENT AGENCY OF THE CITY OF LYNWOOD AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE ALL NECESSARY DOCUMENTS TO APPLY TO THE CHAPTER 8 PROGRAM WITH THE COUNTY OF LOS ANGELES TO PURCHASE AND DEVELOP PARCEL NUMBER 6168-011-012, COMMONLY KNOWN AS 3303 MAGNOLIA AVENUE, LYNWOOD, CALIFORNIA**

**WHEREAS**, the Redevelopment Agency of the City of Lynwood ("Agency") is a public body, corporate and politic, organized and existing under the California Community Redevelopment Law (Health & Safety Code § 33000, et seq.) ("CRL"); and

**WHEREAS**, by previous action of the Agency and the City Council of the City of Lynwood (the "City Council" or "City" as appropriate) the Redevelopment Plan for the Agency's Project Area A was established by Ordinance No. 945 of the City Council on July 10, 1973, and has been amended from time to time; and

**WHEREAS**, to effectuate the Redevelopment Plan, over the past several years, the Agency has conducted activities on Magnolia Avenue to reduce or eliminate blight within Project Area A; and

**WHEREAS**, the purchase of Parcel Number 6168-011-012, commonly known as 3303 Magnolia, Lynwood, California would further the aims of the Agency to remove blight in the project area; and

**WHEREAS**, the Agency is desirous of developing the site for a constructive public use; and

**WHEREAS**, the development of the site commonly known as 3303 Magnolia, Lynwood, California would be of benefit to Project Area A; and

**WHEREAS**, the County of Los Angeles can sell property, including 3303 Magnolia, pursuant to Division 1, Part 6, Chapter 8 of the Revenue and Taxation Code (Chapter 8 Program); and

**WHEREAS**, the cost to purchase the property will be the amount required to pay off all back taxes on the property, including costs involved in the sale of the property which will not-to-exceed \$70,000; and

**WHEREAS**, the foregoing cost to purchase the property will not exceed the value of the property; and

**WHEREAS**, the cost to pay the County of Los Angeles's preliminary research fee is \$100.

**NOW, THEREFORE, THE LYNWOOD REDEVELOPMENT AGENCY, DOES HEREBY FIND, ORDER, AND RESOLVE AS FOLLOWS:**

**Section 1.** The above recitals are all true and correct and are hereby adopted as findings.

**Section 2.** The Agency's application for the property commonly known as 3303 Magnolia, Lynwood, California is consistent with the Agency's adopted Implementation Plan for Project Area A and will be of benefit to Project Area A.


**Section 3.** The development of the Site will assist in the elimination of blight in the Project Area.

**Section 4.** The Executive Director of the Redevelopment Agency (Executive Director) is authorized and directed to take such actions and execute such documents, approved as to form by the Agency Counsel as may be necessary to acquire 3303 Magnolia, Lynwood, California through the County of Los Angeles's Chapter 8 program.

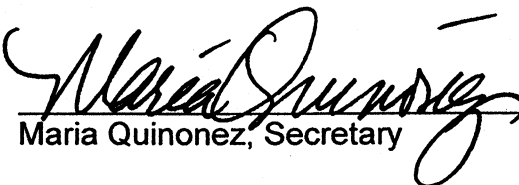
**Section 5.** The Executive Director shall authorize the payment of the preliminary research fee in the amount of \$100 to begin the research process.

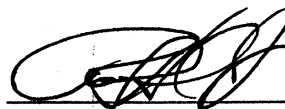
**Section 6.** The Agency Secretary shall certify to the passage and adoption hereof.

**PASSED, APPROVED and ADOPTED THIS 1<sup>st</sup> day of June, 2010.**

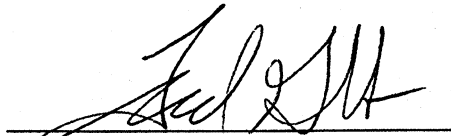
  
\_\_\_\_\_  
Maria T. Santillan, Chair

**ATTEST:**

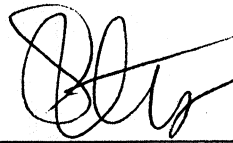
  
\_\_\_\_\_  
Maria Quinonez, Secretary

  
\_\_\_\_\_  
Roger L. Haley, Executive Director

**APPROVED AS TO FORM:**



Fred Galante, Agency Counsel



Sarah M. Withers, Director of  
Redevelopment

STATE OF CALIFORNIA       )  
  ) SS.  
COUNTY OF LOS ANGELES   )

I, the undersigned, Secretary of the Lynwood Redevelopment Agency, do hereby certify that the foregoing Resolution was passed and adopted by the Agency at its regular meeting held on the 1<sup>st</sup> day of June, 2010.

AYES:       **MEMBERS FLORES, MORTON, RODRIGUEZ, CASTRO AND  
SANTILLAN**

NOES:       **NONE**

ABSENT:    **NONE**

ABSTAIN:   **NONE**



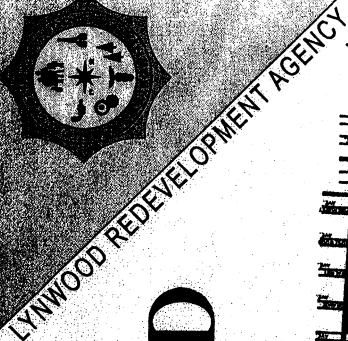
Maria Quinonez, Secretary

STATE OF CALIFORNIA       )  
  ) SS.  
COUNTY OF LOS ANGELES   )

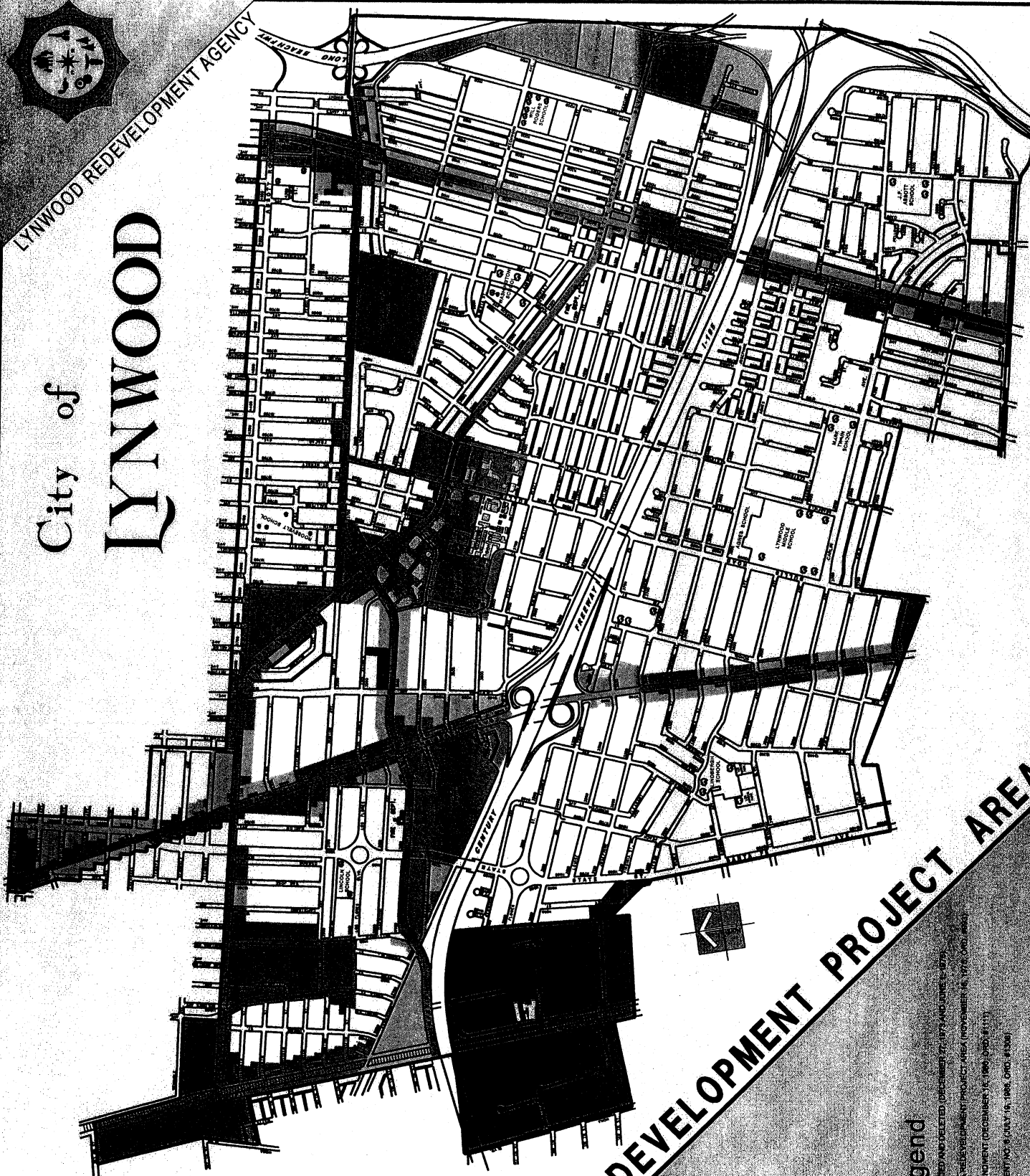
I, the undersigned, Secretary of the Lynwood Redevelopment Agency, do hereby certify that the above foregoing is a full, true and correct copy of Resolution No. 2010.029 on file in my office and that said Resolution was adopted on the date and by the vote therein stated. Dated this 1<sup>st</sup> day of June, 2010.



Maria Quinonez, Secretary



City of  
**LYNNWOOD**



**REDEVELOPMENT PROJECT AREA**

**Legend**

- 1. REDEVELOPMENT PROJECT AREA (SHADED AREA)
- 2. REDEVELOPMENT PROJECT AREA (SHADED AREA)
- 3. REDEVELOPMENT PROJECT AREA (SHADED AREA)
- 4. REDEVELOPMENT PROJECT AREA (SHADED AREA)

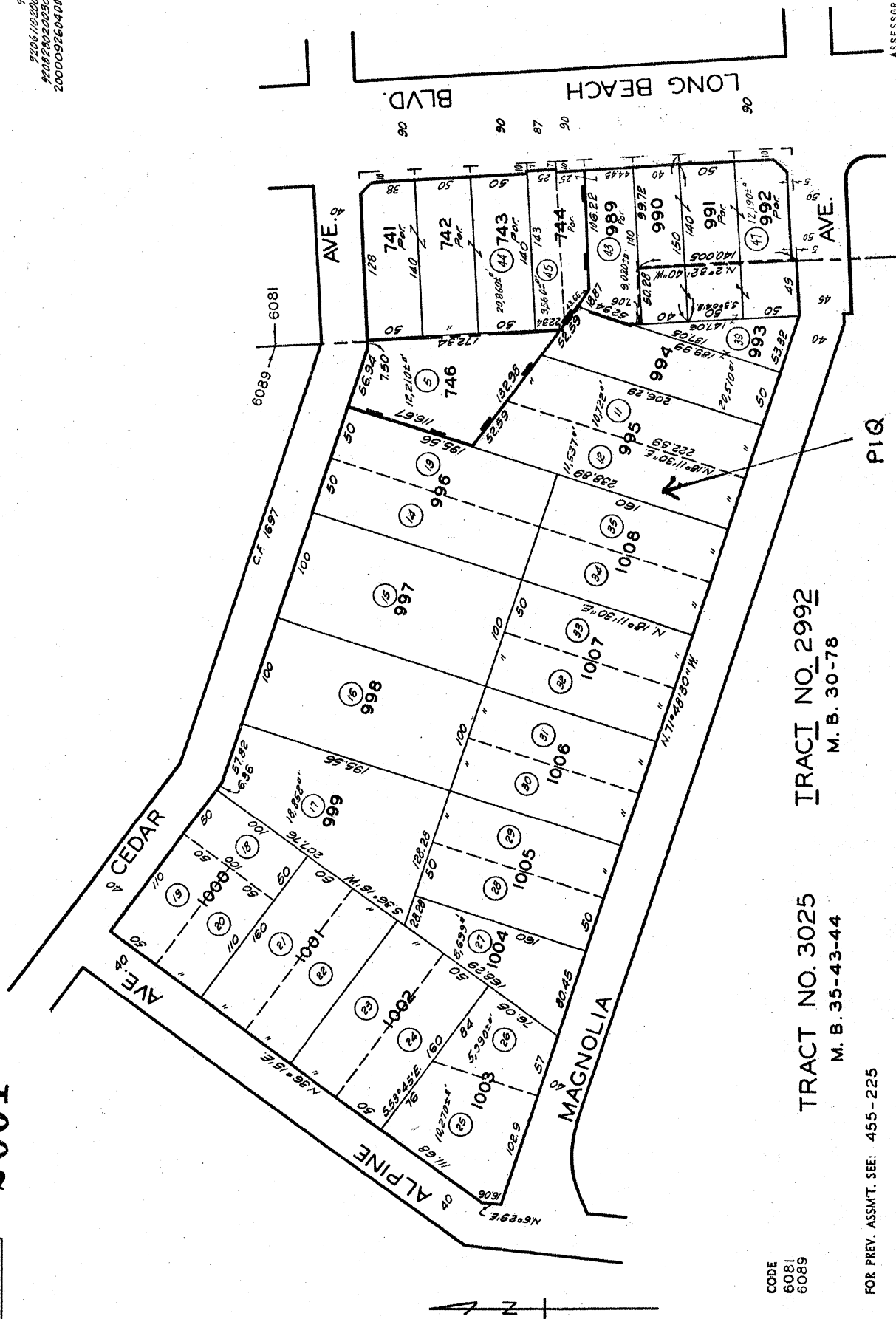
## Legend

- AREAS AFFECTED AND DELETED (DECEMBER 27, 1978 AND JUNE 5, 1979)  
ALAMEDA RESERVED NAME IT PROJECT AREA (NOVEMBER 16, 1978, AND 1980)  
1980 AMENDMENT (DECEMBER 16, 1980 AND # 1111)  
AMENDMENT NO. 8 (JULY 15, 1985, AND # 1081)

6168	11	SCALE 1" = 80'
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2001

8-19-65  
670310  
742816  
101618



CODE  
6081  
6089

FOR PREV. ASSM'T. SEE: 455-225

ASSESSOR'S MAP  
COUNTY OF LOS ANGELES, CALIF.



# INTERIM

## AGREEMENT TO PURCHASE LOS ANGELES COUNTY TAX-DEFAULTED PROPERTY (Public/Taxing Agency)

This Agreement is made this 12th day of October, 2010, by and between the Board of Supervisors of Los Angeles County, State of California, and the **LYNWOOD REDEVELOPMENT AGENCY** ("Purchaser"), pursuant to the provisions of Division 1, Part 6, Chapter 8, of the Revenue and Taxation Code.

The real property situated within said county, hereinafter set forth and described in Exhibit "A" attached hereto and made a part hereof, is tax-defaulted and is subject to the power of sale by the tax collector of said county for the nonpayment of taxes, pursuant to provision of law.

It is mutually agreed as follows:

1. That as provided by Section 3800 of the Revenue and Taxation Code, the cost of giving notice of this agreement shall be paid by the PURCHASER.
2. That the PURCHASER agrees to pay the total purchase price listed for each real property described in Exhibit "A" within 14 days after the date this agreement becomes effective. Upon payment of said sum to the tax collector, the tax collector shall execute and deliver a deed conveying title to said property to PURCHASER.
3. *That the PURCHASER agrees that the real property be used for the public use specified on Exhibit "A" of this agreement.*
4. That if said PURCHASER is a **TAXING AGENCY**, said agency would not share in the distribution of the payment required by this Agreement as defined by § 3791 and § 3720 of the Revenue and Taxation Code.

APPROVED AS TO FORM:

ANDREA SHERIDAN ORDIN  
County Counsel

By 

Deputy County Counsel

If all or any portion of any individual parcel listed in Exhibit "A" is redeemed prior to the effective date of this agreement, this agreement shall be null and void only as it pertains to that individual parcel. This agreement shall also become null and void and the right of redemption restored upon the PURCHASER'S failure to comply with the terms and conditions of this agreement. Time is of the essence.

0§§3791, 3791.3 3793 R&T Code


X: ID:Chptr 8 Pubagency form  
Revised 6/24/03

AGREEMENT NUMBER 2665

77430

The undersigned hereby agree to the terms and conditions of this agreement and are authorized to sign for said agencies.

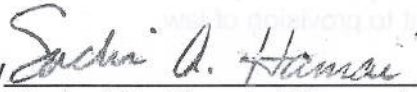
ATTEST:  
**LYNWOOD REDEVELOPMENT  
AGENCY**

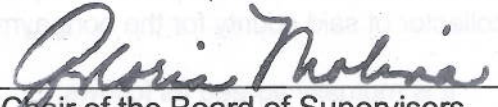
By:   
ROGER HALEY  
CITY MANAGER


(Seal)

ATTEST:

Board of Supervisors  
Los Angeles County

By:   
Clerk of the Board of Supervisors

By:   
Chair of the Board of Supervisors

By:   
Deputy  
(seal)

Pursuant to the provisions of Section 3775 of the Revenue and Taxation Code the governing body of the City of **N/A** hereby agrees to the selling price as provided in this agreement.

I hereby certify that pursuant to  
Section 25103 of the Government Code,  
delivery of this document has been made.

City of **N/A**

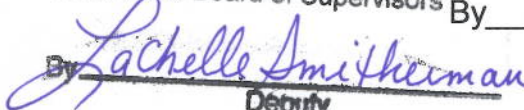
**ADOPTED**  
BOARD OF SUPERVISORS  
COUNTY OF LOS ANGELES

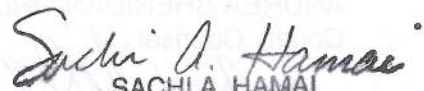
ATTEST:

SACHIA A. HAMAI  
Executive Officer  
Clerk of the Board of Supervisors

By: \_\_\_\_\_  
Mayor

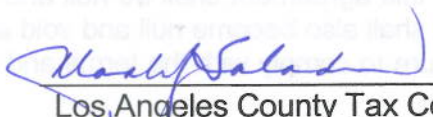
15  OCT 12 2010

By:   
Deputy

  
SACHIA A. HAMAI  
EXECUTIVE OFFICER



This agreement was submitted to me before execution by the board of supervisors and I have compared the same with the records of Los Angeles County relating to the real property described therein.

  
Los Angeles County Tax Collector

Pursuant to the provisions of Sections 3775 and 3795 of the Revenue and Taxation Code, the Controller agrees to the selling price hereinbefore set forth and approves the foregoing agreement this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

By: \_\_\_\_\_, STATE CONTROLLER

77430

**SUPERVISORIAL DISTRICT 2**  
**AGREEMENT NUMBER 2665**

**EXHIBIT "A"**

<u>LOCATION</u>	<u>FIRST YEAR DELINQUENCY</u>	<u>DEFAULT NUMBER</u>	<u>PURCHASE PRICE</u>	<u>PURPOSE OF ACQUISITION</u>
CITY OF LYNWOOD	1993	6168-011-012	\$64,024.23*	TO DEVELOP THE SITE & ELIMINATE THE BLIGHT

**LEGAL  
DESCRIPTION**

TRACT # 3025 NW 50 FT MEASURED ON SW LINE OF LOT 995

The purchase price quoted on this Exhibit "A" is a projection of the purchase price for a schedule of eight (8) months. In addition, all cost related to the sale will be added to this price as follows: Cost of Notification, Cost of Publication, Cost of Postage, STPTS Fees, Title Report Fee and Forfeited State Lands Fee. If the agreement is completed in less than the eight (8) month projection time, then the purchase price will be decreased; however if the completion of the agreement is longer than the eight (8) month projection time, the price will increase accordingly.